



## Gainsford Road, Walthamstow, London, E17

Offers In Excess Of £950,000

**FOR SALE**

 1  3  4

Freehold

- Victorian end of terrace house
- 4 bedrooms
- Kitchen/diner
- Loft conversion
- Double glazing & gas central heating
- Walthamstow Central Tube station: 0.6 mile
- Council tax band: C
- Rear garden: approx 50ft
- Chain-free
- Internal: 1501 sq ft (140 sq m)

This four-bedroom Victorian home on Gainsford Road, Walthamstow, offers a blend of modern comfort and classic charm. The neutral decor creates a welcoming and versatile living space that is perfect for families or those seeking a stylish and spacious home.

The ground floor features a through reception room painted in a cosy navy hue, inviting you into the home. A bookcase door leads to the spacious open-plan kitchen/dining room, where a large kitchen island, range cooker, and ample cabinet storage make cooking and entertaining a breeze, with the added benefit of underfloor heating. A shower room with WC completes the ground floor layout.

Bifold doors from the kitchen open onto a generous garden, featuring a patio, raised beds, and a walkway leading to a seating area. This outdoor space provides a tranquil retreat for relaxation and al fresco dining.

Upstairs, the first floor houses two double bedrooms, each equipped with built-in storage for added convenience. The main bathroom boasts a luxurious roll-top bath, a separate shower and underfloor heating.

The master bedroom is located on the second floor with an en-suite, built-in storage, and Velux windows for lots of natural light. An additional double bedroom on this floor offers flexibility for guests or growing families.

This beautifully presented home offers a comfortable and stylish living environment. Its prime location in Walthamstow provides easy access to local amenities, including Morris Gallery, which houses Deeney's. Nearby green spaces like Lloyd Park and Walthamstow Wetlands offer opportunities for outdoor recreation. Additionally, the home enjoys excellent transport links at Walthamstow Central and Queen's Road stations.

A fantastic family home in a vibrant and convenient location. Shall we take a look?

# Gainsford Road, Walthamstow, London, E17

## DIMENSIONS

### Entrance

Via front door leading into:

### Entrance Hallway

Staircase leading to first floor, Door to ground floor shower room & reception room.

### Ground Floor Shower Room

5'10 x 4'11 (1.78m x 1.50m)

### Reception Room

23'11 x 9'9 (7.29m x 2.97m)

Door to:

### Lobby

Open to:

### Kitchen/diner

28'0 x 14'5 (8.53m x 4.39m)

Bi-folding doors leading into rear garden. Door to terrace.

### First Floor Landing

Staircase leading to second floor. Door to all first floor rooms.

### Bedroom One

14'11 x 10'4 (4.55m x 3.15m)

### Bedroom Two

11'7 x 9'8 (3.53m x 2.95m)

### Shower Room

9'6 x 9'1 (2.90m x 2.77m)

### Second Floor Landing (Loft)

Door to bedroom three & bedroom four.

### Bedroom Three

14'4 x 13'8 (4.37m x 4.17m)

Door to:

### Ensuite

9'1 x 5'0 (2.77m x 1.52m)

### Bedroom Four

10'0 x 9'10 (3.05m x 3.00m)

### Rear Garden

approx 50' (approx 15.24m)

### Additional Information:

Local Authority: London Borough Of Waltham Forest

Council Tax Band: C

EPC rating: C (69)

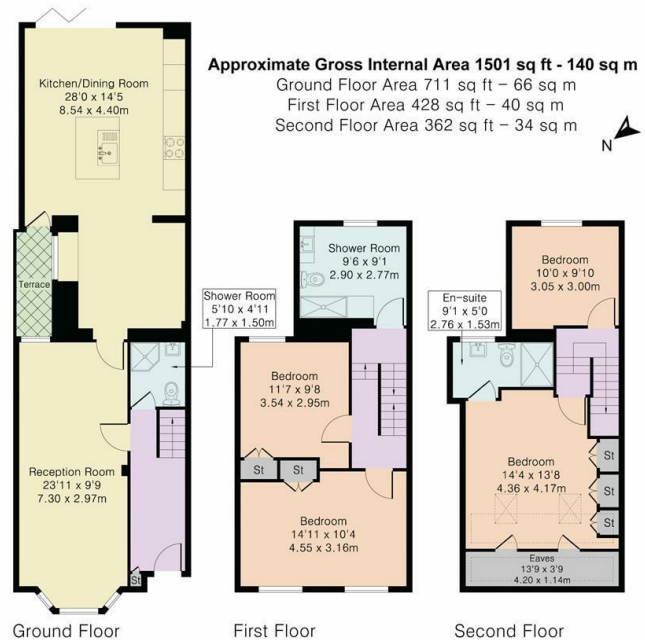
### Notice:

All photographs are provided for guidance only.

### Disclaimer:

The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

## FLOORPLAN



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## EPC RATING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</b>	<b>83</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive	
		2002/91/EC	

## LOCATION



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